

## NOTICE OF PREPARATION

**Date:** February 21, 2006

**To:** State Clearinghouse  
Responsible Agencies  
Trustee Agencies  
Interested Parties – (Refer to Attached Mailing List)

**Subject:** Revised Notice of Preparation of a Draft Environmental Impact Report

**Lead Agency:** Placer County Planning Department  
11414 B Avenue  
Auburn, CA 95603  
Telephone: (530) 886-3000  
Fax: (530) 886-3003  
Email: [jlawren@placer.ca.gov](mailto:jlawren@placer.ca.gov)

**Project Title:** Placer Ranch Specific Plan

**Project Applicant:** Placer Ranch, Inc.

The Placer County Planning Department will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know your views as to the scope and content of the environmental information that is germane to your interests or statutory responsibilities in connection with the proposed project. If you represent an agency, your agency will need to use the EIR prepared by our agency when considering your permit(s) or other approvals for the project.

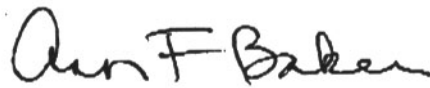
The project description, vicinity map, project site plan, and a brief description of the probable environmental effects are contained in this document.

Due to the time limits mandated by State law, your response should be sent at the earliest possible date, but no later than March 24, 2006.

Please send your response to LORI LAWRENCE, ENVIRONMENTAL COORDINATOR, at the address indicated above. We request the name of a contact person for your agency.

Date: February 17, 2006

Signature: \_\_\_\_\_



Title: Principal Planner

**Reference:** California Code of Regulations, Title 14 Division 6 (CEQA Guidelines)  
Sections 15082(a), 15103, 15375.

## **1.0 NOTICE OF PREPARATION INFORMATION SHEET**

### **Project Title**

Placer Ranch Specific Plan

### **Project Location**

The project site is located in western Placer County, immediately north of the City of Roseville's north boundary. The project site is included within the boundaries of Placer County's Sunset Industrial Area Plan. The project site is north of and adjacent to the North Roseville Specific Plan, the North Industrial Plan Area and the West Roseville Specific Plan areas. The site is approximately one mile west of the State Route 65/Sunset Blvd. interchange. The site is bisected by Fiddymont Road and bounded on the north by Sunset Boulevard West.

### **Lead Agency and Address**

Placer County Planning Department  
11414 B Avenue  
Auburn, CA 95603

### **Contact Person**

Ann Baker, Principal Planner  
Telephone: (530) 745-3136

### **Project Description**

The project proposes adoption of a Specific Plan and approval of related entitlements allowing for the phased development of a mixture of industrial, commercial, office and professional, residential and educational land uses on approximately 2,213 acres. The project proposes approximately 6,700 dwelling units (including campus housing), approximately 290 acres for a university, approximately 9,612,000 square feet of industrial, commercial, office and professional land uses, and approximately 360 acres of institutional (educational, parks, and open space) land uses. Roadway rights-of-way account for an additional  $\pm 380$  acres within the Placer Ranch Specific Plan area.

### **Project Applicant**

Placer Ranch, Inc.  
3715 Atherton Road, Suite 1000  
Rocklin, CA 95675  
Attn: Holly Tiche

### **Declaration:**

The Placer County Planning Department has determined that the above project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Report (EIR). The determination is based upon the following findings:

- A. The project may degrade environmental quality, substantially reduce habitat, cause a wildlife population to drop below self-sustaining levels, reduce the number or restrict the range of special-status species, or eliminate important examples of California history or pre-history and/or;
- B. The project has the potential to achieve short term environmental goals, to the disadvantage of long-term environmental goals, and/or;
- C. The project may have impacts that are individually limited, but cumulatively considerable, and/or
- D. The project may have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, and/or
- E. Evidence exists that the project will have a negative or adverse effect on the environment

Written comments regarding this Notice of Preparation of an EIR shall be submitted no later than 30 days from February 21, 2006 (the date this notice was first posted). Thus comments shall be submitted no later than March 24, 2006.

**Submit comments regarding this Notice of Preparation to:**

Lori Lawrence  
Placer County Planning Department  
11414 B Avenue  
Auburn, CA 95603

**Or by email to:**

ljlawren@placer.ca.gov

## **2.0 INTRODUCTION**

### **2.1 Introduction and Regulatory Guidance**

This document provides notification that an Environmental Impact Report (EIR) will be prepared for the Placer Ranch Specific Plan (PRSP) area and related entitlements. This Notice of Preparation (NOP) has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Division 13 §21000 et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations §15000 et seq. According to CEQA Guidelines §15064, an EIR must be prepared if it is determined there is substantial evidence in light of the whole record the proposed project may have a significant impact on the environment. An EIR shall be prepared for a project when a fair argument can be made, based upon substantial evidence, that the project may have a significant effect on the environment.

This NOP describes the proposed project (section 3.0), identifies the probable environmental effects of the project (section 4.0), and summarizes the scope of the EIR (section 4.0). An NOP dated August 15, 2005 was prepared by Placer County and circulated for comments from public agencies and other interested parties. This revised NOP has been prepared for the proposed PRSP project to reflect submittal of an

updated draft Specific Plan and related changes to the project description. The State Clearinghouse Number (SCH) assigned to the project is SCH-2005082060.

It is intended that the EIR prepared for this project serve as both a program EIR for the PRSP and a project-level EIR for several infrastructure components required for Plan implementation, in accordance with the provisions of CEQA Guidelines §15168.

## **2.2 Lead Agency**

The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a proposed project. CEQA Guidelines §15051 provides that if a project would be carried out by a non-governmental person or entity, then the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole. Placer County is responsible for reviewing and approving this development and is therefore the Lead Agency for the project.

## **2.3 Additional Information and Comments**

In order to obtain additional information regarding this project, or to review studies or reports referenced in this NOP, please contact or direct correspondence to:

Ann Baker  
Placer County Planning Department  
11414 B Avenue  
Auburn, CA 95603  
(530) 745-3136

**Or by email to:**

[abaker@placer.ca.gov](mailto:abaker@placer.ca.gov)

As stated previously, written comments on this NOP should be submitted no later than March 24, 2006 and should be directed to Lori Lawrence, Environmental Coordinator at the address given above, or by email to:

[ljlawren@placer.ca.gov](mailto:ljlawren@placer.ca.gov)

## **3.0 PROJECT DESCRIPTION**

### **3.1 Project Location**

The 2,213 acre PRSP site is located in unincorporated Placer County, immediately north of the City of Roseville. *Figure 1* shows the PRSP location within the western Placer County region.

The PRSP site extends approximately one mile north from the north boundary of the City of Roseville and is approximately three and one-quarter miles wide. The western boundary of the PRSP area abuts agricultural land, and the eastern boundary is located approximately one mile west of the State Route 65/Sunset Boulevard interchange (west of the existing terminus of Sunset Boulevard). The existing Western Regional Sanitary



**Figure 1**  
**REGIONAL LOCATION MAP**  
*Placer Ranch*  
 Placer County, California

Landfill abuts the PRSP site along a portion of the northern PRSP boundary. Fiddymment Road roughly bisects the project site and Sunset Boulevard West forms a portion of the northern boundary of the site. *Figure 2* indicates the location of the PRSP area within the Roseville quadrangle of the USGS 7.5 minute topographic maps.

## **3.2 Project Setting**

### **Site Characteristics**

The PRSP site is presently undeveloped and is characterized by areas of flat and gently rolling terrain crossed by drainages associated with Pleasant Grove Creek. The project site contains wide areas of non-native grasslands in the east and agricultural fields in the west that are under a Williamson Act contract. The agricultural fields have historically supported hay, wheat, and rice production. Elevations on the site range from a high of about 140 feet above mean sea level (msl) in the northeast portion of the site to above 90 feet msl in the southwest.

The drainages onsite traverse the site generally from the northeast to southwest. A riparian stream corridor marked by a few native oaks and associated with a tributary of Pleasant Grove Creek is located in the far southeast portion of the project site. Approximately 50 acres of wetlands have been mapped throughout the project site. The grasslands, drainages, and wetland areas provide wildlife habitat and may support federal and state designated special status species. Five soil types have been mapped in the project area ranging from erosion resistant volcanic clays that support many of the area's wetland resources, to well-drained granitic soils, and hardpans.

### **Existing Onsite Infrastructure**

One existing road crosses the PRSP site, while four other roads are located in close proximity to the site:

- Fiddymment Road is a two lane roadway that bisects the site from north to south.
- Sunset Boulevard West is a two lane roadway running east and west along the northern PRSP boundary west of Fiddymment Road.
- Sunset Boulevard runs east and west and extends to within  $\pm 750$  feet of the eastern PRSP boundary,
- Woodcreek Oaks Boulevard runs north and south and extends to the southern PRSP boundary, and
- Nichols Drive runs east and west and extends to the southeast PRSP corner

*Figure 3* shows the existing road network in the vicinity of the PRSP site.

### **High Voltage Power Lines**

A 230 kilovolt (kV) high voltage overhead electric transmission line (HVOETL) in a 75-foot wide easement traverses the PRSP site from the southeast corner to the northern PRSP boundary near Fiddymment Road. The presence of the transmission line in some instances dictated where large lot parcel lines were drawn on the PRSP Land Use Map. Location of the transmission towers dictated road alignment in the PRSP to a small degree.

## **High Pressure Natural Gas Line**

An underground 12-inch-diameter high-pressure natural gas line traverses the PRSP site from the southeastern portion in a northeasterly direction to the northeast corner of the site.

### **3.3 Surrounding Land Uses**

#### **Adjacent Land Uses**

The proposed PRSP site is adjacent to existing agricultural, utility, industrial, and residential land uses. The Western Regional Sanitary Landfill and the Landfill Expansion Area are located on either side of Fiddymment Road immediately north of the northern PRSP boundary. To the south, residential neighborhoods are located in the City of Roseville. To the west and north of the site, agricultural land uses in unincorporated Placer County historically have included production of hay, wheat, and rice. Land east of the PRSP site is developed with industrial land uses in the Sunset Industrial Area.

#### ***Western Regional Sanitary Landfill***

The Western Regional Sanitary Landfill (WRSL) is located immediately north of the PRSP site, and is accessed by Athens Avenue to the north. The WRSL represents an influence on proposed land uses by the PRSP. The Placer County General Plan (General Plan) and Sunset Industrial Area Plan (SIAP) policies identify the need to protect the WRSL and expansion area from potential conflict with off-site land uses. The General Plan and SIAP both contain land use buffer requirements that restrict development of specific types of land uses in proximity to the WRSL. Specifically, General Plan Policy 4.G.11 and Table I-5 require:

- a one mile buffer from the landfill and expansion area to new residential land uses,
- a 1,000 foot buffer to new commercial land uses, and
- a 500 foot buffer to recreation uses.

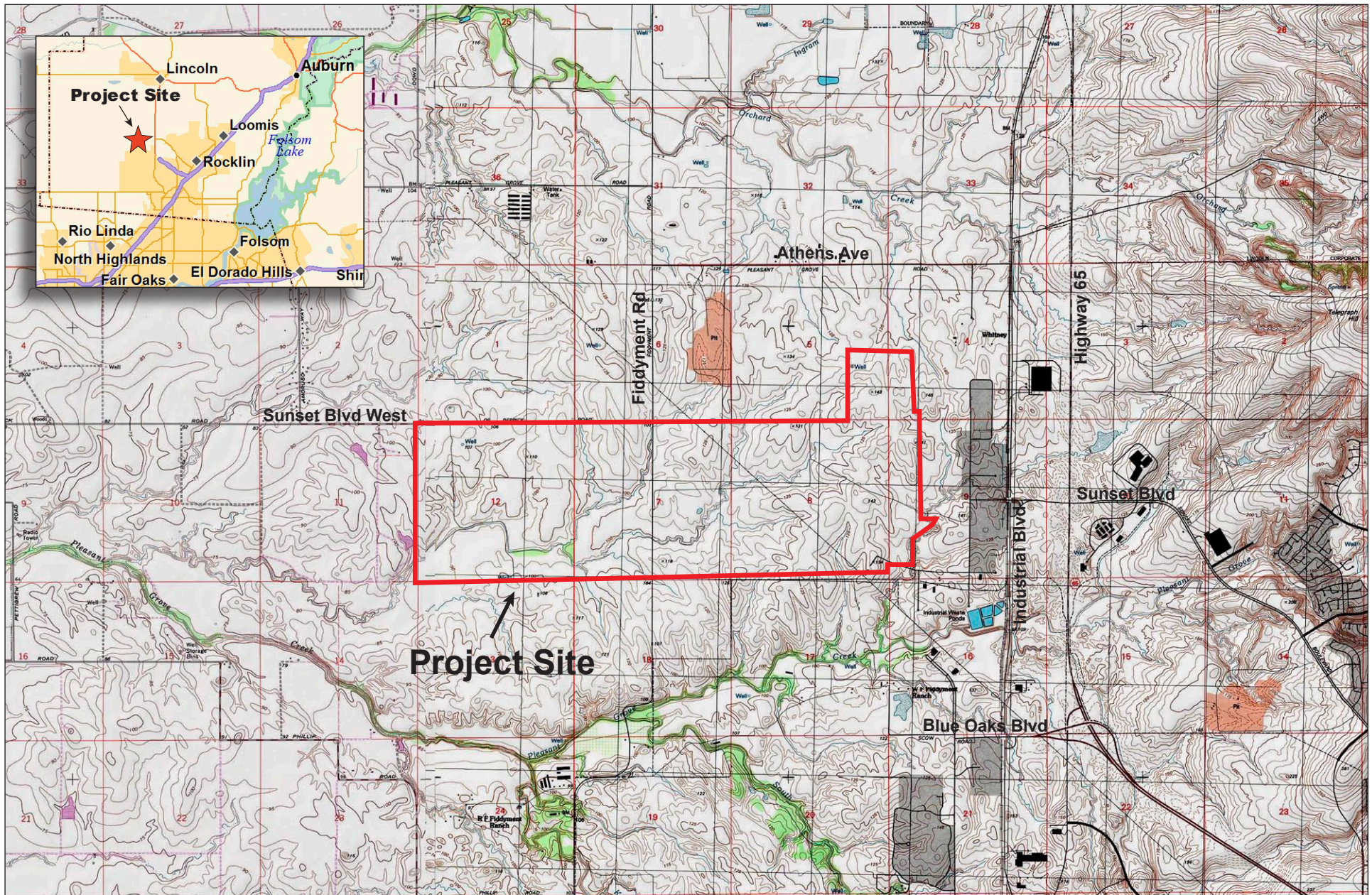
The PRSP land use plan proposes alternative buffers. The PRSP EIR will dedicate a chapter to analyzing and mitigating the potentially significant environmental impacts associated with the proximity of the proposed project to the WRSL as described in Section 4.0 below.

#### ***City of Roseville***

The Crocker Ranch (previously known as Doctor's Ranch) and Diamond Creek residential developments are located immediately south of the PRSP site in the City of Roseville. These neighborhoods are within the planning area of the North Roseville Specific Plan. Future residential development within the West Roseville Specific Plan is anticipated to occur south of the western portion of the PRSP site.

Land south of the eastern portion of the proposed PRSP is located within the City of Roseville North Industrial Plan Area. The industrial development in this area includes an existing "peaker" power plant located between Woodcreek Oaks Boulevard and the



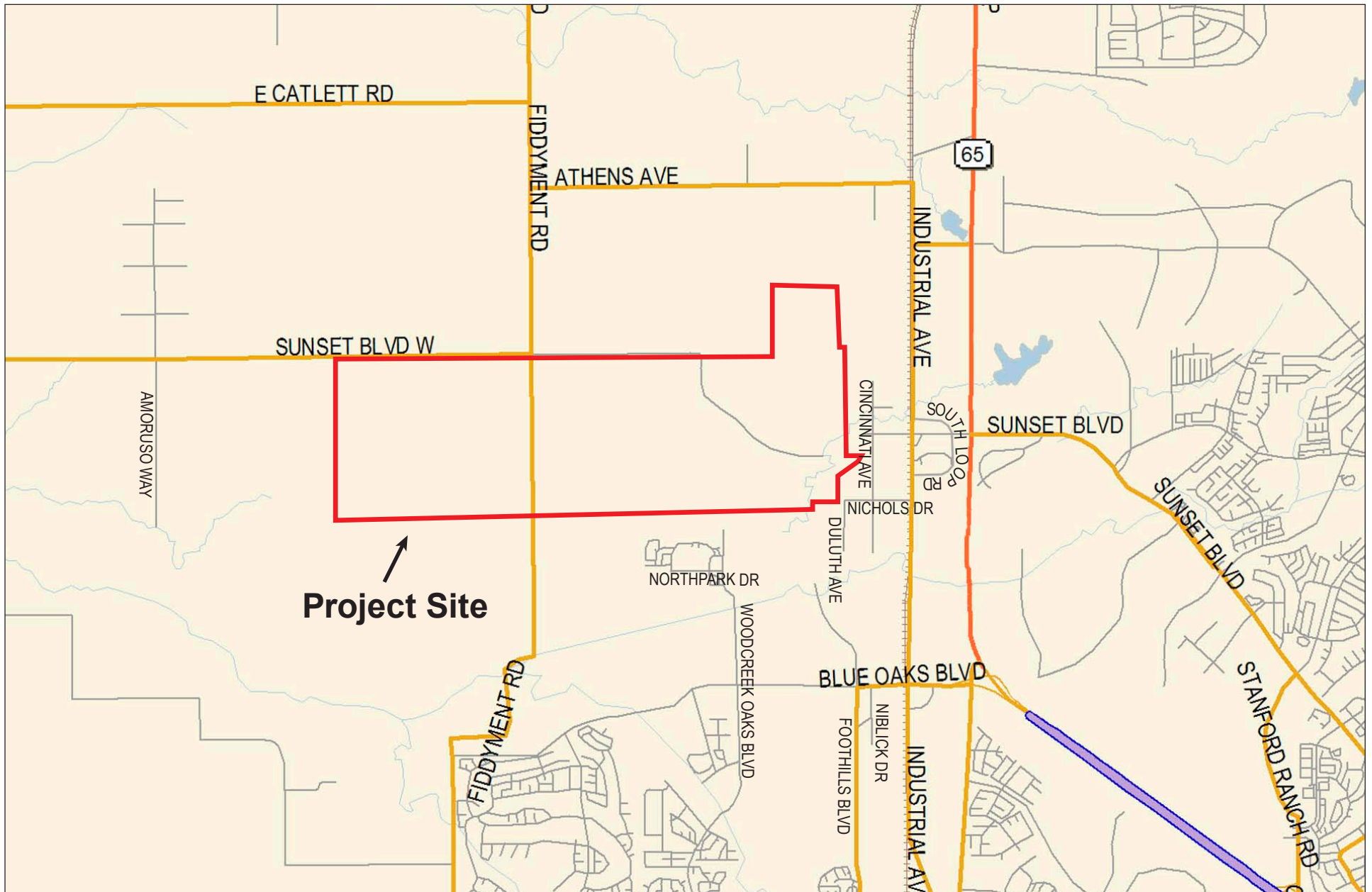


NOTES:  
Base map: Roseville & Pleasant Grove, CA, USGS  
7.5 minute topographic quadrangle

**Figure 2**

**PLAN AREA**  
*Placer Ranch*  
Placer County, California





**Figure 3**

**EXISTING ROAD NETWORKS**  
*Placer Ranch*  
 Placer County, California

anticipated northerly extension of Foothills Boulevard. The peaker plant is operated by the Northern California Power Agency and is used to generate electricity during peak demand hours.

### ***Sunset Industrial Area***

Industrial development in the Sunset Industrial Area (as governed by the SIAP) is located immediately east of the proposed PRSP site. Existing industrial development in the SIAP includes a variety of manufacturing, processing, assembly, and storage uses, primarily located along Nichols Drive, Sunset Boulevard, Cincinnati Avenue, and Industrial Avenue. A co-generation power plant is located northeast of the proposed PRSP site. This plant burns wood chips to create electricity.

## **3.4 Existing Plans, Policies and Regulations**

### **Placer County General Plan**

California Government Code Section 65300 requires each county and city to adopt a general plan to guide development. The Placer County General Plan was adopted by the County in 1994. The General Plan contains long-term goals, policies, and objectives that direct development of unincorporated land in Placer County. All other land plans, including the PRSP, must be consistent with the General Plan.

### **Sunset Industrial Area Plan**

The PRSP site is currently included in the Sunset Industrial Area, which is an 8,000 acre community plan area established by Placer County in 1997. The Sunset Industrial Area lies between the Cities of Roseville, Rocklin, and Lincoln. This area was planned with the anticipation that it would provide Placer County a land use base for future manufacturing, business, and high-tech industry jobs.

The SIAP represents a general plan level document that is, by reference, a component of the overarching County General Plan. The project site encompasses portions of four sub-planning areas within the SIAP: the Industrial Core Area, the Sunset Boulevard Corridor West, the Industrial Reserve Area and the Agricultural/Fairgrounds Relocation Area.

Under the SIAP, the project site is currently designated Industrial and Agricultural. Surrounding properties to the north are designated Agricultural, Public Facility and Industrial; properties to the east of the PRSP site are designated as Industrial and Commercial. The property to the west of the project site is located outside the SIAP area, and is designated for Agricultural use in the General Plan.

### **Placer County Zoning Ordinance**

The Placer County Zoning Ordinance implements the General Plan by establishing specific regulations for a series of zone districts that are consistent with land use designations found in the General Plan. The zoning Ordinance specifies uses that are permitted, conditionally permitted, or prohibited in each zone district, and identifies particular standards (i.e., land use intensity, heights, size, setbacks, and parking

standards) for each. Currently, the Zoning Ordinance applies the following zone districts to the PRSP site.

- Industrial Park, Design Corridor (INP-DC) in the easternmost portion;
- Farm Building Site Development Reserve 160-acre minimum parcel size (F-B-X-160-DR) in the east, with Special Purpose (F-B-X-160-DR-SP) on a portion of land in the northeast;
- Farm, Building Site 80-acre minimum parcel size (F-B-X-80) on the western area of the site with Special Purpose (F-B-X-SP-80) on the portions of the site immediately adjacent to the Western Regional Sanitary Landfill and expansion area.

As established in the SIAP, land uses permitted under the Farm Zone will continue to be permitted until such time that a Specific Plan is approved by the County.

### **City of Roseville Sphere of Influence**

The PRSP site is immediately north of the City of Roseville's northern boundary. The portion of the site east of Fiddymment Road is within the City of Roseville's Sphere of Influence, while incorporated areas of the City are adjacent to the site along the entire southern boundary. Consultation between Placer County and the City of Roseville is required for projects within the City's Sphere of Influence.

### **Placer Parkway**

The Placer County Transportation Planning Agency is currently in the process of planning for Placer Parkway, a regional high-speed roadway that would connect SR 65 in Placer County with SR 99 in Sutter County. Several potential alignments through western Placer County have been identified and are under consideration. A final alignment for this potential future road has not been identified, although it is expected to be routed through the northern portion of the PRSP site.

## **3.5 Project Purpose and Objectives**

As stated in the draft PRSP, the fundamental purpose of the proposed project is to provide orderly and systematic development of an integrated and mixed-use community in Placer County. Specific project objectives for the PRSP are listed below:

1. Establish a new comprehensive land use plan for land currently within the southwestern portion of the Sunset Industrial Area Plan, compatible with adjacent residential development in the City of Roseville.
2. Establish a mixed-use community with residential, commercial, office/professional, business park, industrial, recreational, and educational land uses that incorporates smart growth principles, provides protection of environmental resources, and improves Placer County's jobs/housing balance.
3. Provide a first-class, and ultimately independent, State University campus to serve the needs of Placer County and the Sierra foothills region.

4. Advance the goals of the Sunset Industrial Area Plan to create a stable work force by attracting high-quality employers through the synergy of a University-based community, resulting in a stable employment base with a wide range of job opportunities for Placer County residents.
5. Provide an attractive, livable campus with conveniently located student and faculty housing to attract high-caliber students and faculty and to minimize student commuting.
6. Provide a diversity of housing opportunities including apartments, townhouses, live-work units, and single-family dwellings to serve a broad range of residential incomes.
7. Establish a land use and circulation system that promotes walking as an alternative to car use for local trips. This is achieved by locating residential land uses and commercial districts within a half-mile walk and locating higher density residential uses adjacent to commercial centers and the planned University.
8. Provide community-wide public facilities to serve residential areas, including elementary schools, a middle school, passive open space, and neighborhood, community, and pocket parks.
9. Provide a comprehensively planned infrastructure system that supports the needs of the Placer Ranch Specific Plan area.
10. Provide for planned growth in a location which is served by existing and planned infrastructure and is easily accessible to regional transportation corridors such as Interstate 80, State Route 65, and the potential future Placer Parkway.
11. Create a fiscally responsible and balanced community with a positive revenue flow to the County.
12. Create a revenue source for the maintenance of PRSP open space areas, park facilities, public services, and infrastructure (including roads and water quality facilities).

### **3.6 Project Description**

The PRSP project entails the adoption of the Specific Plan, including the proposed Development Standards and Design Guidelines. Additionally, infrastructure planning documents related to wastewater, water, recycled water, dry utilities, drainage, and stormwater will be prepared to support the proposed plan. In order to implement the PRSP, the SIAP would be amended to remove the project site from the SIAP boundaries, and amendments to General Plan policies (particularly related to the landfill buffer, agriculture and agricultural buffers) would be required.

The project also includes offsite road improvements including construction of a new road from the northeastern corner of the PRSP site to State Route 65 (within the potential Placer Parkway corridor), and improvements to Foothills Boulevard, Sunset Boulevard, Fiddymment Road, and Sunset Boulevard West. Additional offsite infrastructure construction would include transmission mains and connections for wastewater, recycled water, and treated water supply.



## **Project Overview**

The PRSP proposes the phased development of a mixed-use community comprised of industrial, commercial, office and professional, business park, residential, educational and other public/quasi-public, and recreational land uses. The PRSP proposes 6,758 residential units, of which 1,740 would be provided as student and faculty housing units; ±290.8 acres dedicated to the university; ±99.4 acres of commercial and mixed-use areas; ±638.7 acres of office/professional, business park, and industrial land uses; and ±359.3 acres of public/quasi-public, schools, and open space. The project proposes to construct a two-lane road between SR 65 and Fiddyment Road along the northern PRSP boundary. This two-lane road would be located within the potential alignment of the future Placer Parkway roadway.

A central feature of the PRSP is a California State University branch campus that would be known as the Sacramento State-Placer Campus. The Sacramento State-Placer Campus is described in the Land Use Concept discussion below.

If approved, the PRSP would define the land use designations within the boundaries of the project site and would be the primary land use, policy, and regulatory document used to guide development onsite. Consistent with Government Code Section 65451, the purpose of the PRSP is to establish a development framework for the PRSP site that addresses the type, location, and intensity of development, including provisions for community design, infrastructure, and plan implementation programs. All subsequent development projects and related activities in the project site would be required to be consistent with the PRSP.

## **Additional Specific Plan Documents**

### **Placer Ranch Development Standards and Design Guidelines**

The Placer Ranch Development Standards and Design Guidelines would identify specific requirements for each zoning district and establish design criteria within the PRSP. The standards and criteria expressed in the Development Standards and Design Guidelines would supersede the Placer County Zoning Ordinance. Any regulations not covered in the PRSP or the Development Standards and Design Guidelines would be deferred to regulations contained in the Placer County Zoning Ordinance.

### **Infrastructure Master Plans**

The project applicants have prepared several infrastructure master plans in support of the PRSP. These documents provide the analysis to plan for the service systems necessary for the development of the PRSP site. Infrastructure master plans have been prepared for water, wastewater, recycled water, dry utilities, drainage, and stormwater management.

### **Placer Ranch Development Agreement**

The project proponent would enter into a development agreement with Placer County. The Placer Ranch Development Agreement would set forth the needed infrastructure improvements, the timing and method for financing improvements and other specific

performance obligations of the property owners and Placer County as they relate to onsite development pursuant to the PRSP.

### **Placer Ranch Environmental Impact Report**

The Placer Ranch Specific Plan EIR will be prepared to identify the potential environmental impacts of the proposed project and identify mitigation measures that respond to those impacts. The intent of the PRSP EIR is to serve as a baseline environmental document for subsequent review of projects within the PRSP site. The probable environmental effects of implementing the PRSP and the scope of the PRSP EIR are discussed in Section 4.0 of this NOP.

### **Placer Ranch Specific Plan Land Use Concept**

The PRSP proposes development of a mixed-use community over 2,213 acres. Table 1 provides a summary of the proposed land uses and *Figure 4* presents the proposed land use map for the Specific Plan.

**Table 1  
Land Use Summary**

<b>Land Use</b>	<b>Designation</b>	<b>Acres</b>	<b>Density (units per acre)</b>	<b>Floor-Area-Ratio</b>	<b>Dwelling Units</b>	<b>Non Residential square footage</b>
<i>Residential</i>						
Low Density Residential	LDR	283.3	4-8.9	n/a	1,983	n/a
Medium Density Residential	MDR	107.6	9-16.9	n/a	1,399	n/a
High Density Residential	HDR	56.2	17-30	n/a	1,236	n/a
<b>Total Residential</b>		<b>447.1</b>			<b>4,618</b>	
<i>Commercial</i>						
Mixed Use	MU	33.7	average 11.9	**	400	**
Neighborhood Commercial	NC	38.0	n/a	0.25	n/a	413,820
Commercial	C	27.7	n/a	0.25	n/a	301,653
<b>Total Commercial</b>		<b>99.4</b>			<b>400</b>	<b>715,473+MU</b>
<i>Office/Industrial</i>						
Office & Professional	O/P	126.3	n/a	0.40	n/a	2,200,651
Business Park	BP	192.1	n/a	0.30	n/a	2,510,363
Light Industrial	LI	320.3	n/a	0.30*	n/a	4,185,680
<b>Total Industrial</b>		<b>638.7</b>				<b>8,896,694</b>
<i>University</i>						
University	UZ	167.9	n/a	**	n/a	2,875,000
University Open Space/Parks	UZ-OS/P	77.0	n/a	n/a	n/a	n/a
University Faculty Housing	UZ-FH	19.5	4-8.9	n/a	156	n/a
University	UZ-SH	26.4	60	n/a	1,584	n/a

Land Use	Designation	Acres	Density (units per acre)	Floor-Area-Ratio	Dwelling Units	Non Residential square footage
Student Housing						
<b>Total University</b>		<b>290.8</b>			<b>1,740</b>	<b>2,875,000</b>
<i>Institutional</i>						
Public/Quasi-Public	P/QP	38.6	n/a	n/a	n/a	**
Elementary School	ES	20.0	n/a	n/a	n/a	**
Middle School	MS	20.0	n/a	n/a	n/a	**
Park	P	57.2	n/a	n/a	n/a	n/a
Pocket Park	PP	10.0	n/a	n/a	n/a	n/a
Greenway	GW	7.9	n/a	n/a	n/a	n/a
Open Space	OS	189.6	n/a	n/a	n/a	n/a
Landscape Corridor	LC	16.0	n/a	n/a	n/a	n/a
<b>Total Institutional</b>		<b>359.3</b>				
<i>Transportation</i>						
Placer Parkway	ROW	143.0	n/a	n/a	n/a	n/a
Major Streets	ROW	173.2	n/a	n/a	n/a	n/a
Minor Streets	ROW	61.9	n/a	n/a	n/a	n/a
<b>Total Transportation</b>		<b>378.1</b>				
<b>Total Placer Ranch</b>		<b>2,213.4</b>			<b>6,758</b>	<b>12,487,437 + MU + Institutional</b>

Notes:

\* LI FAR may increase to 0.40 on lots larger than 10 acres.

\*\* - FAR not yet provided.

Source: Placer Ranch Specific Plan and Placer Ranch Development Standards

The central focus of the PRSP is the Sacramento State-Placer Campus, which is expected to contribute to employment, education, and research opportunities in the region. The PRSP devotes ±290.8 acres to the university and university-related housing. In total the PRSP proposes 6,758 residential units. This would include 1,584 units of student housing and 156 units of faculty housing provided within university-owned land. Additionally, a total of 4,618 non-university residential units would be provided in a variety of single and multi-family densities over ±447 acres in the PRSP site. Most of the medium and high density non-university housing is located in two “town centers,” which incorporate some mixed-use and commercial areas in close proximity to the residential uses. Low density residential areas are located around the western and southern PRSP boundaries.

The PRSP proposes ±318.4 acres for office professional and business park professional development and ±320.3 acres for industrial development to compliment adjacent uses in the Sunset Industrial Area and provide for development of land uses anticipated by the SIAP. The PRSP also designates ±99.4 acres of commercial and mixed-use areas and ±359.3 acres of public/quasi-public, schools, and open space. Roadway rights-of-way are expected to require an additional ±378.1 acres.





# LEGEND:

LDR	RESIDENTIAL LOW DENSITY	O/P	OFFICE & PROFESSIONAL
MDR	RESIDENTIAL MEDIUM DENSITY	BP	BUSINESS PARK
HDR	RESIDENTIAL HIGH DENSITY	LI	LIGHT INDUSTRIAL
MU	MIXED USE	P/QP	PUBLIC / QUASI PUBLIC
NC	NEIGHBORHOOD COMMERCIAL	ES	ELEMENTARY SCHOOL
C	COMMERCIAL	MS	MIDDLE SCHOOL
UZ	UNIVERSITY	OS	OPEN SPACE
UZ-OS	UNIVERSITY OPEN SPACE / PARK	PARK	PARK
UZ-FH	UNIVERSITY FACULTY HOUSING	POCKET PARK	POCKET PARK
UZ-SH	UNIVERSITY STUDENT HOUSING	GW	GREENWAY
		LC	LANDSCAPE CORRIDOR



SOURCE: Placer Ranch Specific Plan

**Figure 4**

**LAND USE PLAN**  
Placer Ranch  
Placer County, California



The land use plan and development standards incorporate some elements of “smart growth,” such as:

- Incorporating moderate to high residential densities in order to meet the needs of the campus community and contribute to Placer County’s efforts to provide affordable housing;
- using vehicle, bicycle, and pedestrian travel routes to link a series of residential neighborhoods to the university campus, employment centers, and commercial service areas to provide an integrated and efficient transportation network, and
- proposing housing in close proximity to the campus and to employment opportunities to encourage use of alternative transportation modes.

### **California State University**

The Sacramento State - Placer Ranch campus would occupy ±290.8 acres of the Placer Ranch development. The Placer Ranch campus at full build-out would serve 25,000 full-time-equivalent (FTE) students and would be a comprehensive campus with a full range of facilities to support a state university operation. Facilities planned for this campus are expected to include:

- classrooms and laboratories;
- faculty and administrative offices;
- library/learning resource center;
- student support facilities including a student/campus center and a student recreation center;
- performing arts center;
- playfields for instructional, athletics and recreational use;
- gymnasium facilities and athletics stadium;
- student housing and dining facilities;
- parking;
- campus roadways;
- campus plant maintenance and service facilities;
- landscaped areas, natural open space areas, and pedestrian pathways.
- faculty housing to occupy a ±19.5 acre parcel to the northwest of the main campus; and
- student housing to occupy ±26.4 acres on the western boundary of the campus.

The space allocations planned for these facilities are based upon state-wide system averages for California State University campuses. The final build-out for the Sacramento State - Placer Ranch campus would include approximately 2,875,000 gross square feet (gsf) of academic and administrative space; parking for approximately 12,500 cars to serve students, faculty, staff and visitors; ±29.6 acres of playfields; and housing for 5,000 – 6,000 students.

### **Placer Ranch Specific Plan Land Use Designations**

Each of the land use categories included in the PRSP and shown in Figure 4 are described briefly below. Additional information regarding the permitted uses, specific

development standards, and design guidelines for each is provided in the Placer Ranch Development Standards (PRDS) and Design Guidelines (PRDG). The PRDS are intended to provide the regulatory framework for implementation of the PRSP by identifying zoning and use regulations for each land use.

### **Low Density Residential**

The Low Density Residential (LDR) category permits single-family residential development, half-plexes, and second units. The primary housing type is anticipated to be single-family detached housing with densities ranging from 4 to 8.9 units per acre. Use of alternative garage configurations, landscape separated sidewalks, porches, and front courtyards are encouraged in LDR areas.

### **Medium Density Residential**

The Medium Density Residential (MDR) category provides an opportunity to accommodate a variety of housing types, including small-lot cluster housing, courtyards, zero-lot-line, half-plexes, and other attached and detached housing types. Densities in the MDR category would range from 9 to 16 units per acre. Incorporation of a diversity of housing types and innovative housing alternatives are encouraged to enhance neighborhood identity and provide opportunities to create for-sale housing at prices attainable to future residents and the work force. Use of landscape separated sidewalks, alternative garage configurations, porches and other design elements are encouraged. A portion of the proposed MDR units are to be made available as affordable housing.

### **High Density Residential**

The High Density Residential (HDR) category accommodates attached multi-family housing, including apartments, townhomes, and condominiums at densities between 17 and 30 units per acre. The HDR sites are located near the university as well as near commercial and industrial land uses in order to accommodate potential students and employees. The HDR sites would provide both rental and for-sale housing opportunities for students, faculty, and the general workforce. A portion of the HDR units are to be made available as affordable housing.

### **Mixed-Use**

The Mixed Use (MU) category allows a wide variety of uses intended to serve both the University and adjacent neighborhoods. MU sites are envisioned to be multi-level buildings in an urban setting with ground-floor commercial and high-density residential uses on upper floors. The MU category allows for a full range of commercial shops, such as book stores, small markets, coffee shops, restaurants, retail, office, and professional services in traditional plaza-like settings.

### **Neighborhood Commercial**

The Neighborhood Commercial (NC) sites in the PRSP are intended to serve as neighborhood centers, providing a variety of retail sales and professional services which residents may access on a daily basis. The NC sites are located adjacent to

high density residential uses to promote non-vehicular transportation. The NC district is less urban than the MU district and would maintain typical floor area ratios associated with retail centers.

### **Commercial**

One Commercial (C) site is located on 27.7 acres in the north-central portion of the PRSP site. This site is intended to attract a variety of regional and community-serving commercial and office uses. The size of this site may be attractive for a larger retail store to serve as an anchor meeting the shopping needs of onsite residents, workforce, and university staff and students.

### **Office & Professional**

The Office & Professional (O/P) land uses would include mid- to high-rise office buildings, hotels, medical office complexes and other university related office uses within proximity to the university. O/P uses in the central portion of the PRSP site are envisioned to be more urban in nature, with high-rise office buildings and hotels, while O/P uses in the eastern portion are intended to be more traditional mid-rise buildings.

### **Business Park**

The Business Park (BP) category would accommodate standard Class A and Class B office uses, in one and two story buildings. Class A office buildings are characterized as buildings that have excellent location and access, attract high quality tenants, have professional management, and use high quality building materials. Class B buildings are characterized as having good locations and construction. The BP zone is intended to attract firms conducting research and development activities. These areas provide for employment centers that are generally less intensive than light industrial uses.

### **Light Industrial**

Light Industrial (LI) areas are proposed along the northern and eastern PRSP boundaries and throughout much of the eastern portion of the PRSP. The placement of these areas is intended to provide for transition between existing industrial land uses on the east and proposed residential land uses within the project site. Anticipated uses in the LI areas include manufacturing, processing, assembly, high-technology, research and development, storage and other compatible industrial uses. The proximity of the LI zone to the potential future alignment of Placer Parkway may provide future industrial users with a critical link to the regional transportation network.

### **Public/Quasi-Public**

The Public/Quasi-Public (P/QP) category is intended to include public facilities, such as fire and police stations, and would also allow for quasi-public uses such as churches, health clubs, day care centers and other similar type uses. The PRSP designates four sites for P/QP use. A 15-acre site located in the northeast portion of the PRSP is proposed to be the location of a Placer County Fire Department

Administration Center and fire station. An additional 2.5 acre P/QP site located north of the University would accommodate a second fire station to serve the proposed development. The two other P/QP sites encompass 15 acres north of the university and 6.1 acres in the southern portion of the PRSP. No specific uses have been identified for these sites.

### **Elementary School/Middle School**

The Elementary School/Middle School (ES/MS) zones have been identified to provide future locations of two elementary schools and one middle school to serve the PRSP residents. The sites have been sized in accordance with Roseville City School District criteria. The school sites have been provided with an underlying Single Family (SF) zone designation and would be converted to single-family use if the Roseville City School District determines a site would not be needed in the designated location.

### **Parks/Pocket Parks**

Parks (P) in the PRSP are comprised of one Community Park, five Neighborhood Parks, and four Pocket Parks (PP). The Community Park is proposed in the southeast corner of the PRSP site. This park would provide a range of athletic facilities including lighted ball fields, soccer fields, tennis courts, basketball courts, picnic and playground areas, as well as community gathering facilities, including an amphitheater and a plaza. The Neighborhood Parks are smaller park areas, between 3 and 5.5 acres, proposed within close proximity to residential areas. The Pocket Parks would be between 1 and 2.5 acres in size and are located in LDR neighborhoods. The exact location of Pocket Parks would be determined at the time subdivision mapping occurs.

### **Open Space**

The open space areas throughout the PRSP site are proposed to consist of four categories: Open Space (OS), Greenways (GW), Landscape Corridors (LC), and parks (as discussed above). These areas would provide for provision of trails, storm water conveyance, water quality treatment, and flood detention. Open Space areas would provide opportunities for wetland preservation (approximately 18.7 acres of preserved wetlands are located within proposed OS areas) and all types of open space could provide for buffering between different land use types.

### **University**

Four separate zoning designations have been created for the university land use category. The University (UZ) zone designates land to be occupied by academic, administrative, and support facilities related to the university. The University Open Space (UZ-OS) zone includes open space and park areas associated with the University. University faculty housing (UZ-FH) would be provided northwest of the campus, and student housing (UZ-SH) would be located at the western boundary of the campus.



## Population and Housing

At buildout of the PRSP, it is anticipated that approximately 18,280 individuals would reside within the project site. Of this amount, it is expected that 5,544 students would be accommodated in the campus housing. Other students may live in residential units throughout the PRSP, and some students would live outside the PRSP boundaries. Table 2 below provides a summary of the housing units in each of the PRSP residential zones and the associated population estimates.

**Table 2**  
**Residential Density and Population Projections**

<b>Zone</b>	<b>Dwelling Units</b>	<b>Household Size</b>	<b>Estimated Population</b>
LDR	1,963	2.5	4,958
MDR	1,399	2.5	3,498
HDR	1,236	2.5	3,090
MU	400	2.0	800
<i>Subtotal</i>	<i>5,018</i>	<i>2.46</i> <i>(Average)</i>	<i>12,346</i>
UZ-FH	156	2.5	390
UZ-SH	1,584	3.5 <sup>1</sup>	5,544
<i>Subtotal</i>	<i>1,740</i>	<i>3.41</i> <i>(Average)</i>	<i>5,934</i>
<b>Total</b>	<b>6,758</b>	<b>2.70</b> <b>(Average)</b>	<b>18,280</b>

*Note: 1 California State University, Sacramento Projections for the Placer Ranch Campus*

*Source: Placer Ranch Specific Plan*

## Affordable Housing

The Placer County General Plan Housing Element establishes that one of the County's affordable housing goals is "to provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income levels." In order to move towards attainment of this goal, Placer County has adopted the Sacramento Area Council of Governments (SACOG) Affordable Housing Compact, which states that at least 10% of all new housing construction should meet affordability standards per the following proportions:

- 4% of the total housing stock should be affordable to very-low income,
- 4% should be affordable to low-income, and
- 2% should be affordable to moderate income households.

The PRSP proposes to meet affordability standards by providing 478 units for affordable housing allocated between very-low income (191 units), low-income (191 units), and moderate income (96 units). These calculations are based on the proposed residential units in the LDR, MDR, HDR, and UZ-FH districts which total 4,774 residential units.

## Employment

The PRSP anticipates land uses within the project site to generate approximately 25,250 jobs at buildout. This includes an expected 5,000 jobs associated with the university. Table 3 provides a summary of the estimated job creation potential within the PRSP.

**Table 3**  
**Residential Density and Population Projections**

<i><b>Land Use</b></i>	<i><b>Units</b></i>	<i><b>Jobs per Unit</b></i>	<i><b>Total Jobs</b></i>
MU	33.7 acres	30	1,011
NC, C	65.7 acres	25	1,643
O/P	126.3 acres	40	5,052
BP	192.1 acres	30	5,763
LI	320.3 acres	20	6,406
Elementary school	500 students	1/10.5 students	48
Middle School	1,000 students	1/10.5 students	95
University	25,000 students		5,000
Public/Quasi-Public	38.6 acres	6	232
<i><b>Total</b></i>	--	--	<i><b>25,250</b></i>

## Utilities and Infrastructure

### Sanitary Sewers

It is anticipated that wastewater generated by land uses proposed in the PRSP would be conveyed for treatment to the City of Roseville's Pleasant Grove Wastewater Treatment Plant (WWTP). The Draft EIR will analyze capacity at the Pleasant Grove WWTP and for conveyance infrastructure as well as the demands for wastewater treatment that the proposed project would create. It is currently estimated that land uses proposed by the PRSP would produce an average dry weather flow (ADWF) of approximately 4.84 million gallons per day of wastewater. Project development would require improvements to wastewater conveyance infrastructure at offsite locations. Two offsite scenarios for wastewater infrastructure improvement are being considered, as described below. Each of these alternatives would be analyzed at a project level in the EIR.

- Fiddymment Road – Construct a 48-inch trunk main within the Fiddymment Road right-of-way from the southern property boundary to the Pleasant Grove Creek Corridor to connect to an existing sewer trunk line.
- Wastewater Connection through West Roseville Specific Plan – Construct a 15-inch sewer trunk line south through the southern PRSP boundary (approximately 2,000 feet west of Fiddymment Road). The pipe would be approximately 15-20 feet deep and would connect to wastewater conveyance infrastructure in Hayden Parkway (which would be constructed as part of the West Roseville Specific Plan development).

## Recycled Water

Recycled wastewater is expected to be available from the City of Roseville's Pleasant Grove WWTP. Recycled water (rather than potable water) would be used for landscaping irrigation purposes. The City of Roseville would be the retailer for recycled water and therefore the Responsible Agency for environmental review of these project components. Two offsite scenarios are being considered for provision of recycled water to the PRSP site. These scenarios are briefly described below. Each of these alternatives would be analyzed at a project level in the EIR as requested by the City.

- Pleasant Grove Creek Corridor – Construct 24-inch recycled water transmission main approximately 3-5 feet deep within existing 50-foot easement, from the Pleasant Grove WWTP through the Pleasant Grove Creek Corridor east to Fiddymont Road.
- Recycled Water through West Roseville Specific Plan – Construct 24-inch recycled water transmission main, approximately 3-5 feet deep, from Pleasant Grove WWTP north across Blue Oaks Boulevard, across Pleasant Grove Creek and through the creek corridor, northeast through Hayden Parkway right of way, then north to the southern PRSP boundary.

In addition, the project would construct a recycled water main approximately 3-5 feet deep within the right of way in Woodcreek Oaks Boulevard. The line would extend south from the southern PRSP boundary to connect to an existing recycled water main. This improvement is needed to provide a looped recycled water system through the project site.

## Water

The Placer County Water Agency (PCWA) is anticipated to provide water to the project site, which is located in portions of PCWA's Zone 1 and Zone 5. Domestic water would be supplied by PCWA from the American River or from water obtained through inter-agency agreements. Water system facilities would be provided to the PRSP site and interconnected to existing and proposed PCWA facilities.

Pursuant to State Law (Senate Bills 221 and 610), the project is subject to the preparation of a Water Supply Assessment and a Written Verification from the water purveyor (PCWA), demonstrating the short-term and long-term availability of water supply necessary to serve the development proposed by the PRSP. The Draft EIR will analyze the availability of water supply and the capacity of existing conveyance infrastructure as well as the demand for treated water the proposed project would create. Project development would require additional improvements to water conveyance infrastructure at off-site locations to accommodate project demand. Offsite water transmission lines and connections are planned to be constructed within the Sunset Boulevard right-of-way and its extension to the project site and as a component of the northern road to SR 65 (within the potential Placer Parkway alignment).

A well is planned in the southwestern portion of the PRSP site. Groundwater is currently planned for use on the project site during dry year, summer peak, or

drought conditions as a supplement to surface water. Additionally, it is anticipated that groundwater could be used in the summer for a 6 to 8 week period to supplement recycled water when the need for irrigation is highest. The City of Roseville current policy on recycled water allows a user to receive an amount of recycled water equal to the wastewater flows generated. It is projected that the summer irrigation requirements would exceed wastewater generated by land uses proposed in the PRSP.

## **Drainage and Flood Control**

The majority of the project site drains into Pleasant Grove Creek or its tributaries, in both south and east directions. Two small portions of the project site, in the northeast and northwest corners, drain northward toward the Orchard Creek drainage. Development of the site as proposed by the PRSP would require alteration of floodplain topography to accommodate the proposed land uses, and the installation of drainage facilities. Drainage facilities would be sized to avoid increases in peak water flow and surface elevation both upstream and downstream of the project site.

It is expected that the project's obligation for stormwater retention would be met at the planned City of Roseville Retention Facility (Reason Farms) located west of the project site. An offsite drainage path would extend from the western PRSP boundary west to Reason Farms. No grading or improvements are proposed for the offsite conveyance of project drainage.

## **Transportation and Circulation**

### ***East-West Connections***

The primary east-west connection through the PRSP site would be Sunset Boulevard, which would provide direct access to the site via SR 65. West of Foothills Boulevard, the name of Sunset Boulevard would change to University Boulevard. This road would provide access to the eastern town center, business park, and residential land uses. West of Fiddymont Road, University Boulevard would function as one of the primary entries to the university campus and mixed-use and residential areas beyond.

The other primary east-west road onsite is proposed as Placer Ranch Road. This road would extend west from Foothills Boulevard to the northern boundary of the university campus, and continue west to access the residential neighborhoods and the town center in the western portion of the PRSP site.

Other east-west roadways providing access to the PRSP site include Nichols Drive and Sunset Boulevard West. Nichols Drive would be extended from its existing terminus at Duluth Avenue (refer to Figure 3). Sunset Boulevard West would provide minor access to the project site, serving two Industrial Park parcels comprising 30 acres in the northwestern portion of the project site.

The PRSP also accommodates necessary right-of-way for a 3.25 mile segment of the potential Placer Parkway regional facility (traveling east-west along the northern

PRSP boundary), as well as right-of-way for interchanges anticipated at Fiddymment Road and at the Foothills Boulevard extension.

### ***North-South Connections***

The primary north-south access to the PRSP site would be Fiddymment Road. Additional access would be provided by an extension of Foothills Boulevard, as envisioned by both the 2010 Roseville General Plan and the 2015 Placer County Capital Improvement Plan. Woodcreek Oaks Boulevard would also be extended within the project site.

### ***Offsite Improvements***

Roadways providing access to the PRSP site would require improvements in order to correct existing sub-standard conditions and accommodate the development described in the PRSP. The following offsite improvements have been identified:

- Sunset Boulevard – The project includes construction of an additional four lanes to provide an ultimate six-lane right-of-way from the eastern Plan Area east to South Loop Road. This segment includes an over-crossing at the railroad tracks. This construction will be evaluated at a project-level in the EIR.
- Foothills Boulevard, north – The project includes widening of Foothills Boulevard north of the site, construction of the onsite segment of Foothills Boulevard, and construction of a segment of this road south of the project site (described in the next bullet). North of the PRSP site, a two-lane segment of Foothills Boulevard is currently under construction. The PRSP project includes construction of an additional 4 lanes to accommodate an ultimate 6-lane roadway corridor from the northern PRSP boundary to Athens Avenue.
- Foothills Boulevard, south – As stated above, the project includes construction of a segment of this road south of the project site. Two potential alignments of a southern extension are being considered, and will both be evaluated at a project-level in the EIR:
  - i. The first alignment would travel south from the southeast PRSP corner, cross Pleasant Grove Creek, and connect to the existing northern terminus of Foothills Boulevard at the City of Roseville northern boundary. A bridge would be used to cross the creek.
  - ii. The other alignment would travel in a slightly southeast direction to connect with the existing Duluth Avenue roadway, then travel south along Duluth Avenue and extend beyond the existing Duluth Avenue to connect with the existing northern terminus of Foothills Boulevard. This alignment would also require a bridge to cross Pleasant Grove Creek.
- Sunset Boulevard West – The existing alignment of Sunset Boulevard West runs along the northern PRSP boundary. The potential Placer Parkway interchange at Fiddymment Road would require realignment of the eastern portion of Sunset Boulevard West. The project includes realigning this roadway by constructing a new two-lane segment that would curve to the north to avoid the interchange, then proceed westerly to connect to Fiddymment Road.
- Fiddymment Road – Construct an additional four lanes to accommodate an ultimate six-lane corridor from the northern PRSP boundary north to Athens Avenue.



- Northern roadway from Fiddymment Road to SR 65 – The project, as proposed, includes construction of a two-lane road between SR 65 and Fiddymment Road along the northern PRSP boundary. This roadway would be located within the potential alignment of the future potential Placer Parkway, as discussed above. While a final alignment for Placer Parkway has not been identified, it is expected that a segment of this roadway would be located in the northern portion of the PRSP site. In addition to the proposed construction of a two-lane roadway, Placer County has requested that the EIR include a project-level environmental analysis of a four-lane roadway in this location.

### **3.7 Project Approvals**

Following staff analysis and public review of the EIR, the PRSP would be considered by the Placer County Planning Commission. The Planning Commission would consider the requested County entitlements and provide comments and a recommendation for final action on these requested entitlements to the Board of Supervisors. The Board of Supervisors is the approving authority for the proposed project.

The County entitlements required for the proposed project are:

1. Certification of an Environmental Impact Report (EIR) and adoption of a Mitigation Monitoring and Reporting Program (MMRP)
2. Approval of Amendments to the Placer County General Plan
3. Approval of Amendments to the Sunset Industrial Area Plan
4. Rezone
5. Adoption of the Placer Ranch Specific Plan
6. Adoption by ordinance of project-specific Development Standards
7. Adoption by resolution of Design Guidelines
8. Adoption of an ordinance approving a Development Agreement for Placer Ranch and authorizing execution of the Development Agreement by the County
9. Approval of a Large Lot Tentative Subdivision Map
10. Cancellation of Williamson Act contracts in the PRSP site
11. Formation of Community Facilities District (CFD)
12. Compliance with NPDES General Permit No CA S000004 Storm Water Discharges from small MS4's
13. Annexation of a portion of the project site into County Service Area 28, Zone 2-A3 for wastewater treatment or establishment of a new zone benefit

It is further anticipated that the County will rely upon the EIR in conjunction with the approval of subsequent entitlements for project development, including but not limited to large and small lot vesting subdivision maps, development plan review, and use permits, as deemed appropriate and consistent with CEQA requirements by the County as Lead Agency.

In addition to the approvals required from Placer County, development of the proposed project would require entitlements, approvals, and permits from other local, state and federal agencies, as identified below:

- City of Roseville – approval of permits for construction of offsite infrastructure improvements (including the southern extension of Foothills Boulevard, as well as wastewater and recycled water lines)
- Roseville City School District – annexation of project site into District boundaries
- Placer County Local Agency Formation Commission (LAFCO) – Approval of Placer County Water Agency service area annexation and annexation of a portion of the project site into County Service Area 28, Zone 2-A3 for wastewater treatment
- Placer County Water Agency – Approval of service area annexation
- California Regional Water Quality Control Board – Section 401 Water Quality Certification and NPDES permit(s)
- State of California Department of Fish and Game – Streambed Alteration Permit
- U.S. Army Corps of Engineers – Section 404 Clean Water Act permit
- U.S. Fish and Wildlife Service – Section 7 consultation
- Federal Emergency Management Agency – Letter of Map Revision (for any residential lot in or adjacent to FEMA regulatory floodplain)
- Approval of an expansion of the Service Area for wastewater treatment to include portions of the project not included by the 1996 Sewer Master Plan

#### **4.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

The EIR prepared for the PRSP will analyze the probable project-related potentially significant impacts to resources in the project area. Pursuant to CEQA Guidelines Section 15168, the PRSP EIR is being prepared as a program level EIR for the Specific Plan. A program EIR may be prepared on a series of related actions that can be characterized as one large project. Subsequent activities in the PRSP area must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared. It is also intended that the EIR prepared for this project serve as a project-level EIR for several infrastructure components required for PRSP implementation.

The EIR prepared for the project will analyze impacts within the following resource areas:

##### **Land Use**

The proposed Specific Plan would substantially change the allowable land uses onsite from the land use designations assigned under the existing Sunset Industrial Area Plan. The project proposes removing the project site from the SIAP and changing General Plan land use and zoning designations for the project site. Existing land use designations provide for the development of industrial park and agricultural land uses at the project site. The proposed PRSP includes business park, office/professional, and light industrial designations in the east portion of the project site. No agricultural production areas would be included in the PRSP land use designations. Other portions of the site would be changed to residential, mixed-use, commercial, public/quasi-public, parks/recreation, and university designations.

Land use compatibility issues to be evaluated in the PRSP EIR include proximity of the Western Regional Sanitary Landfill, agricultural land, transportation corridors, natural and constructed drainage corridors, sensitive habitat resources, and existing and planned adjacent offsite land uses. The EIR will consider the proposed changes in land uses and analyze the project with respect to logical growth patterns, and compatibility and contiguity with development in surrounding areas. This discussion will address implications of removing the project from the SIAP, while also evaluating how the project would relate to the goals of that plan. The land use section will discuss the existing activities on the site and describe the expected change in the intensity of land use in the PRSP site. The EIR will also discuss the proximity of existing residential and industrial land uses within the City of Roseville and discuss potential land use compatibility issues raised by the change in land use intensity posed by the PRSP.

A portion of the site is under a Williamson Act contract, although a Notice of Non-Renewal has been filed. The EIR will discuss the immediate cancellation of the contract, the loss of onsite agricultural land and the project's potential to impact adjacent agricultural operations/resources.

### **Population, Housing and Employment**

Potential impacts to population, housing, employment, and the jobs/housing balance in the region that could result from the proposed project will be evaluated in the EIR. The analysis will include consideration of current residential and employment trends under existing entitlements as compared to the predicted increase in population and number of jobs created by the proposed project. The EIR will also discuss the County's affordable housing objectives and determine the extent to which the project would further these objectives.

### **Transportation**

The existing State Route 65 (SR 65) and the Union Pacific Railroad transportation corridors are located approximately one mile east of the project site. Moreover, the Placer County Transportation Planning Agency (PCTPA) is currently planning for a regional roadway (Placer Parkway) connecting SR 65 with Highway 99 in Sutter County. While a final alignment for this potential future road has not been identified, it is expected that a segment of this roadway would be located in the northern portion of the PRSP site. These existing and future transportation facilities are important to regional circulation and development of industrial, commercial, and residential land uses in the project site.

The proposed project would change the anticipated generation and distribution of traffic trips in the region, including western Placer County and the Cities of Roseville, Rocklin, and Lincoln and in northern Sacramento County. The proposed project could affect the local and regional road network. The EIR will analyze the existing and proposed transportation system (e.g., roadways, transit service, trails, and bicycle routes) serving the project site and adjacent communities.

### **Air Quality**

Buildout of the proposed project would produce air pollutant emissions as a result of construction activities and addition of vehicular traffic to the area's road system. The

EIR will contain an air quality analysis that will quantify carbon monoxide, ozone precursors, and particulate matter emissions. The air quality analysis will include modeling to evaluate the potential impacts of the proposed project in relation to the Federal Ambient Air Quality Standards (AAQS), the California Ambient Air Quality Standards (CAAQS) and the local thresholds established by the Placer County Air Pollution Control District. The EIR will also identify and evaluate mitigation measures that may be implemented to minimize air pollutant emissions during construction and operation of the project. The analysis will include an evaluation to address carbon monoxide (CO) “hot spots” at intersections. The results of the modeling and impact analysis will be presented in the EIR. The chapter will identify the existing ambient air quality in the project region, air quality standards which the project region must maintain, the rules and regulations that create those air quality standards, and the potential for the proposed project to contribute to violations of applicable standards.

## **Noise**

A noise analysis will be prepared that evaluates the effects of existing and future noise sources within the project area. These noise sources would include traffic, the railroad, existing and planned industrial and commercial uses, schools, parks, fire station(s), the landfill, and the university. Onsite noise measurements to identify ambient conditions will be performed. The analysis will address the effects on adjacent existing and/or proposed noise-sensitive land uses, such as residential developments and schools.

## **Geology, Hydrology and Water Quality**

The project site is characterized by gently rolling topography with grasslands traversed in several areas by ephemeral, perennial and intermittent drainages, and tributaries to Pleasant Grove Creek. A tributary of Pleasant Grove Creek represents the main drainage course through the project site. The Pleasant Grove Creek watershed flows westward into the East Main Drainage Canal which flows into the Sacramento River. Construction of land uses proposed in the PRSP will alter the project site's existing drainage and could lead to downstream flooding and pollution of stormwater.

The PRSP contains a drainage mitigation strategy that provides for onsite construction of stormwater quality treatment facilities and detention facilities. Development within the PRSP site will be required to conform to the stormwater management standards set forth in the Placer County Flood Control and Water Conservation District's (PCFCD) Stormwater Management Plan, and the Auburn Ravine, Coon and Pleasant Grove Creeks Flood Mitigation Plan.

It is expected that stormwater from the project site would be conveyed to and accommodated at the City of Roseville's Reason Farms facility. Project development is not expected to require additional offsite improvements for stormwater retention or detention, conveyance, and treatment. The EIR will provide a detailed analysis of the pre and post project drainage of the PRSP site.

The project would alter existing topography and soils during excavation and grading phases of development. A summary of soil suitability and constraints for development as well as other soil conditions will be described in the EIR. Onsite soil disturbance could also alter the existing storm drainage patterns, stormwater runoff rates, overall volume of discharge to surface waters, and existing water quality of onsite drainages. The EIR will

evaluate the degree to which the existing geology and hydrology is impacted by the proposed development. Best Management Practices applicable to the proposed PRSP will be evaluated to determine their effectiveness at reducing potential erosion and drainage related impacts.

## **Landfill**

The proximity of the proposed development to the landfill could expose future residents, students, and employees onsite to impacts related to odor, noise, groundwater, air quality, traffic, dust, and litter. The impacts specifically associated with the interface between the proposed development and the existing landfill facility will be addressed in a single chapter in the EIR. The Landfill Chapter will evaluate impacts of the proposed project on the landfill, including potential health and quality of life concerns created by the development of potentially sensitive uses in proximity to the landfill. The evaluation will consider existing and projected landfill operations based on information provided by the Western Placer Waste Management Authority.

The methodology for preparing this chapter will include preparing expanded studies for the topics of traffic, aesthetics, noise, and air quality. The air quality analysis will include identification and evaluation of impacts associated with odor, air toxics, dust and litter. Additional studies will be prepared to evaluate landfill gas migration (LFG) and groundwater contamination. The Landfill Chapter will clearly identify feasible mitigation measures for all identified impacts.

## **Cultural Resources**

The cultural resources evaluated in the EIR will include archaeological, historic architecture, and paleontological resources. Archaeological prehistoric resources include sites and artifacts associated with indigenous populations prior to contact with people of European descent. Historical resources include any features, structures, sites, and artifacts that date from Euro-American settlement of the region. The EIR will identify potential impacts to any cultural resources onsite that could result from development of the proposed PRSP. Cultural resources evaluation will occur through consultation with local Native American representatives (per the requirements of SB 18) and onsite field surveys to update previously completed assessments. Cultural resource assessments will be also be conducted for offsite infrastructure components of the project.

## **Biological Resources**

The proposed project would change the existing biologic environment. The project site is comprised of annual grasslands, fallow agricultural fields, riparian areas associated with Pleasant Grove Creek tributaries, and seasonal wetlands. Sensitive environmental constraints include  $\pm 50.353$  acres of wetland resources under the jurisdiction of the U.S. Army Corps of Engineers. These wetland areas include wildlife habitat areas which may include federal and state designated special status wildlife and plant species. The project is proposing to preserve  $\pm 18.743$  acres of wetlands and result in unavoidable impacts to  $\pm 31.610$  acres. Any discharge of dredged or fill materials to jurisdictional wetlands would require permitting pursuant to Sections 401 and 404 of the federal Clean Water Act. Any alteration to stream channels would require streambed alteration permits pursuant to Sections 1600-1603 of the California Fish and Game Code.



Development of the proposed PRSP may result in impacts to special status species and their habitats. Implementation of the PRSP would require consultation and coordination with the Corps, the U.S. Fish and Wildlife Service (USFWS), and the California Department of Fish and Game (CDFG) for mitigation of potential project related impacts to special status species.

The EIR will summarize the existing conditions documented in biological resources reports for the site and offsite areas affected by infrastructure improvements, and will identify all County, State, and federal regulations that govern impacts to biological resources present on and offsite. The EIR analysis will identify and evaluate all potentially significant direct and indirect impacts to onsite and adjacent biological resources, including offsite impacts associated with extension of utility lines and roadways to the project site. Impacts to significant habitats and ecological resource areas will be quantified, and mitigation measures that will lessen the significance of all anticipated impacts will be developed in coordination with County staff and representatives of responsible and trustee agencies.

### **Hazards and Hazardous Materials**

Development of the project and long term operation of the project could involve the use of hazardous materials. The Hazardous Materials section of the EIR will qualitatively describe hazards and hazardous materials expected to be used or stored onsite during or following construction. This will include a description of hazardous materials usage associated with both residential and nonresidential land uses. The EIR will identify properties in the immediate vicinity of the site where hazardous materials are currently used, stored and/or generated. Key federal, State, and local regulations will be discussed and a determination will be made if hazardous materials (including pesticides) are currently present and/or were historically used and/or dumped on the project site. The EIR will evaluate impacts associated with existing hazards and hazardous materials on the project site, potential impacts associated with construction of the project components, and potential for impacts to future residents and employees onsite related to the proposed land uses and hazards and hazardous materials management issues likely to be encountered as a result of the proposed project. The EIR will identify mitigation measures if necessary to complement existing federal, State, and local regulations.

The EIR analysis will be based on the Phase 1 Environmental Site Assessment (ESA) prepared for the project site as well as an update to that report. The update will address any newly available information for the project site and will evaluate the potential for hazardous conditions to arise associated with improvements to offsite roadways and infrastructure. The update to the Phase I ESA is required pursuant to the American Society for Testing and Materials (ASTM).

### **Aesthetics**

The project would change the existing visual character of the project area – development onsite would be visible from offsite locations. The EIR will include a visual survey that will identify, map and photo-document the existing landscape setting, significant scenic features, and view corridors in the PRSP site. The photo documentation will be

conducted both from within the project site and from key representative viewpoints outside the project site. Computer-generated viewshed mapping will be produced to aid in identifying and depicting potential sensitive receptors in the project vicinity (such as existing adjacent residences), including those that could be affected by project construction activities. The photographs, mapping, and verbal descriptions of the viewsheds will be presented in the EIR as the baseline setting of the project area. The EIR analysis will use accepted professional methods for evaluating change to the existing visual character and quality, including light and glare effects. The EIR will assess aesthetic impacts and identify mitigations for the impacts from the proposed development on the existing character of the project site and on adjacent properties. This assessment will address the compatibility of potential new construction with existing development and County policies, as well as the visibility of the proposed project from all significant exterior viewsheds.

## **Public Services and Utilities**

The project would create additional demand for public services (e.g., fire protection, road maintenance, law enforcement, education, libraries and recreation) and utilities (e.g., water supply, stormwater conveyance, wastewater treatment, recycled water, electricity/natural gas, communications services). Provision of public services and utilities to the proposed project will be evaluated in the context of existing service demands, existing/required levels of service, anticipated future demands from other known development projects, anticipated demands related to the proposed project, and plans for expansion of services or capacity for each service provider. The EIR will discuss the potential impacts to each of the public services and utility systems serving the PRSP site and identify and evaluate mitigation measures. In addition, project-level analysis of the construction impacts of offsite infrastructure will be included in wastewater, recycled water, drainage, and water sections of the EIR.

### ***Wastewater***

Wastewater generated by the proposed project is anticipated to be treated at the City of Roseville's Pleasant Grove WWTP. Current plans include wastewater transmission from the site to an existing sewer main located in the Pleasant Grove Creek corridor. The EIR will evaluate the project's estimated wastewater flows. Based on the wastewater master plan prepared for the specific plan, the capacity of the WWTP to treat generated wastewater flows and meet regulatory requirements will be assessed. The EIR will identify potential impacts that would result from implementation of the proposed project. As described above in section 3.6, offsite construction of transmission mains and connections for wastewater will be evaluated at a project-level in the EIR.

### ***Recycled Water***

A recycled water system is anticipated for irrigation use within the PRSP as described in the recycled water study prepared by the applicant. The City of Roseville would be the recycled water retailer for this area. The amount of wastewater generated by the project would be returned as recycled water for project irrigation. The EIR will identify the anticipated quantity of recycled water generated at the Pleasant Grove WWTP, as well as known commitments of the WWTP to serve other projects with recycled water. Based on these factors, the EIR will evaluate the capability of the City to provide

recycled water to the PRSP site, and identify any potential shortfalls in supply. It is expected that the quantity of recycled water available during summer weeks (when irrigation demand is highest) may not be sufficient to fully supply the PRSP development. As described above in section 3.6, offsite construction of transmission mains and connections for recycled water will be evaluated at a project-level in the EIR.

### ***Water***

The Placer County Water Agency (PCWA) would provide water service to the project. The EIR will summarize the issues related to the availability and transmission of recycled water as it relates to demands for potable water. The EIR will include a description of the SB 610 water supply assessment provided by PCWA. In addition to an evaluation of the provision of treated water to the project site the EIR will include a discussion of impacts caused by water supply as indicated in current case law. This discussion will include a review of existing environmental documents for water supply projects and prepare a summary of the impacts associated with water supply. The use of groundwater is being planned as a supplemental water supply during dry years. Groundwater use is also being considered for a short period each summer when recycled water for irrigation may not be available. The EIR will describe and evaluate both conditions and potential impacts on groundwater availability.

### ***Electric, Natural Gas and Telephone***

It is assumed that electric and natural gas service to the project would be provided by Pacific Gas & Electric (PG&E) and that telephone services would be provided by AT&T, Inc. (AT&T). A Master Plan for Dry Utilities has been prepared for the PRSP. The EIR will evaluate the availability of electric, natural gas and telephone service based upon the projected project demands. Energy conservation measures incorporated into the project will be identified, based on the revised Dry Utilities Report, and project effects on energy usage will be discussed. Potentially significant impacts to dry utilities as a result of implementation of the proposed project will be presented.

### ***Police, Fire, Schools, Libraries, Recreation, and Road Maintenance***

The EIR will identify existing and proposed facility locations to serve the PRSP development. The EIR will describe existing service levels and standards; identify the extent to which the project-generated demand for these services would be met onsite; evaluate the extent to which project-generated demand would impact existing offsite facilities; and recommend mitigation measures as necessary. Because some of the offsite facilities that may be affected by the proposed project are located in the City of Roseville, the EIR analysis will document the service levels and standards for both City and County services.

### **Project Alternatives**

The project objectives (see section 3.5 of this NOP) and potentially significant environmental impacts of the proposed project will guide the formulation and analysis of project alternatives, in compliance with CEQA requirements. At present, the project alternatives anticipated to be evaluated in the EIR include the following:

### ***Alternative 1: No-Project Alternative***

This alternative would anticipate build-out of the project site under the Sunset Industrial Area Plan based upon current development trends.

### ***Alternative 2: Reduced Density Alternative***

This alternative would consider a 25% reduction in the total residential units and a 25% reduction in the acreage of neighborhood commercial development with the same footprint. The university is reduced in size to a 15,000 student population. Intensity as well as density is reduced as compared to the proposed project.

### ***Alternative 3A: Resource Avoidance Alternative/Full Unit Count/Increased Density***

This alternative would contain the same unit count and square footage as the proposed project with a reduced footprint based on resource avoidance. Intensity and density are both increased above that of the proposed project.

### ***Alternative 3B: Resource Avoidance Alternative/Fewer Units/Same or Reduced Density***

This alternative would utilize the reduced footprint of Alternative 3A and a reduction in the number of units over the proposed project. The intensity and density of development remains the same as the proposed project over a smaller area.

### ***Alternative 4: Policy Alternative***

This alternative evaluates onsite development that is consistent with General Plan policy concerning the landfill buffer requirements.

### ***Alternative 5: Infrastructure Alternative/Roadway Connection to West***

This alternative considers a roadway connection to the west in anticipation of traffic-related impacts from the project and the connection's potential ability to improve traffic circulation.

### ***Alternative 6: Offsite Alternative***

This alternative would include the entire project as proposed in an offsite location. A potential location in the Curry Creek Community Plan area is being considered.